



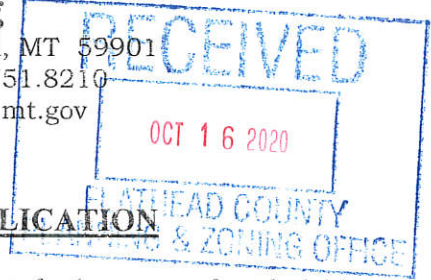
Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901

Telephone 406.751.8200 Fax 406.751.8210

Email: Planning.Zoning@flathead.mt.gov



CONDITIONAL USE PERMIT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 215 540

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Multi family dwelling. 2 four plex buildings.

OWNER(S) OF RECORD:

Name: Rodney and Tia Macfarlane Phone: (406) 261-6652

Mailing Address: 1191 Majestic View Lane

City, State, Zip Code: Kalispell MT 59901

Email: rod-macfarlane@yahoo.com

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 139 Jewel Basin Court S 24 T 27 R 20

Subdivision Name: Jewel Basin Plaza Tract No(s). _____ Lot No(s). 6 Block No. _____

1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):

Bigfork Zoning District B-3

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. IF CRITERIA ARE NOT APPLICABLE, PLEASE EXPLAIN WHY. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

[Handwritten signature]

Flathead County Sheriffs Department

- (6) streets

Jewel basin Court

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

We will have adequate parking and turnaround areas in the parking lot so ensure safe traffic generation.

- (2) noise or vibration

There will be ~~quiet~~ quiet hours from 9pm - 6am required.

- (3) dust, glare or heat

We will have a paved parking lot and grass so no dust will be present.

- (4) smoke, fumes, gas, or odors

No open burning will be allowed so no smoke will be present. Garbage will be fenced and lidded and disposed of weekly so no odors should be present.

- (5) inappropriate hours of operation

This is a multi family dwelling so no hours of operation apply.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" and "Performance Standards" as outlined in Chapters 4 and 5 of the Flathead County Zoning Regulations. Please address the specific criteria if the proposed a use is listed below:


4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics

- 4.02 Bed and Breakfast Establishments/Boarding Houses (must include a floor plan)
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in SAG-5, R-2.5, RR-1 and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, BS, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses
- 5.06 Home Occupation
- 5.11 Short Term Rental Housing (must include a floor plan)

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures, driveways, and parking areas shown, please include dimensions for all improvements and setbacks from the property line for all structures. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


 Owner(s) Signature (all owners must sign)

10-15-20
 Date

 Applicant Signature (if different than above)

 Date

(406) 751-8200 Fax: (406) 751-8210
mfisher@flathead.mt.gov

Any communications with the Flathead County Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations, and may be disclosed without further notice to you.

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

We plan to lay out the 2 buildings with plenty of room for parking as well as grass and landscaping.

- (2) adequate access

The lot is accessed off Jewel basin Court which is accessed off highway 83.

- (3) absence of environmental constraints

We will not allow any open fire pits or garbage burn pits.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

See site plan

- (2) traffic circulation

See site plan

- (3) open space

See site plan

- (4) fencing, screening

See site plan - the garbage area is fenced

- (5) landscaping

See Site plan

- (6) signage

This is a residential complex so no signage will be needed.

- (7) lighting

We will have adequate indoor and outdoor lighting. Including by the garbage, entryways etc.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Bigfork sewer

- (2) water

Bigfork^{city} water

- (3) storm water drainage

Bigfork city

- (4) fire protection

Bigfork Volunteer Fire Department

- (5) police protection